

Foxhall



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Gladstone Road

Copleston Catchment, Ipswich, IP3 8AT

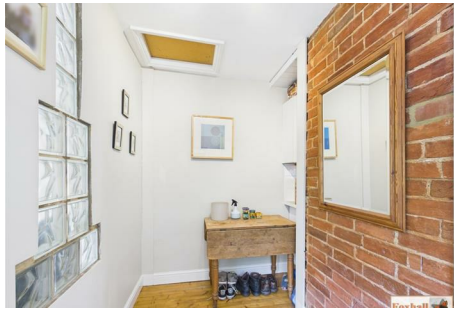
Offers in excess of £210,000



Gladstone Road

Copleston Catchment, Ipswich, IP3 8AT

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Gladstone Road

HIGHLY REGARDED COPLESTON HIGH SCHOOL CATCHMENT AREA - EAST OF IPSWICH TOWN CENTRE - SPACIOUS WELL PROPORTIONED THREE BEDROOM END OF TERRACE HOUSE - SOUTH FACING REAR GARDEN - SHORT WALK TO THE UNIVERSITY OF SUFFOLK AND WATERFRONT - DOUBLE GLAZED WINDOWS AND GAS HEATING BY RADIATORS - ENTRANCE HALL, SITTING ROOM, DINING ROOM AND BREAKFAST ROOM - FITTED KITCHEN WITH GROUND FLOOR BATHROOM WITH GOTHIC STYLE WINDOWS - GOOD DECORATIVE ORDER.

Foxhall Estate Agents are delighted to offer for sale this spacious well proportioned three bedroom end terrace house situated just east of Ipswich town centre, just a short walk of Alexandra Park, University of Suffolk and the thriving Ipswich waterfront which hosts an excellent range of bars, cafe's and restaurants.

The property is also located within the highly regarded Copleston High School catchment area and benefits from double glazed windows and gas heating via radiators along with a sunny south facing rear garden.

The property is presented in good decorative order with some character features particular reference to fireplaces and the accommodation comprises entrance hall, sitting room, dining room, kitchen, breakfast room, ground floor bathroom and to the first floor are three nicely proportioned bedrooms.

Front Garden

Enclosed by dwarf brick wall with bush, with gate to the front and a black and white check tile path leading to the front door. There is gated side pedestrian access leading round to the rear garden.

Entrance Hallway

Recessed entrance porch with entrance door into the entrance hall with stairs off and doors to sitting room and the dining room.

Sitting Room

10'4" x 10'0" (3.15m x 3.05m)

Currently being used as a bedroom/sitting room with open fire, radiator, picture rail and double glazed window to front.

Dining Room

13'3" x 10'4" (4.04m x 3.15m)

Currently used as a lounge with fire surround and coal effect gas fire, double glazed window to rear, radiator, stripped varnish floorboards and a door to the stairs and the kitchen.

Kitchen

9'6" x 8'8" (2.90m x 2.64m)

Comprising 1 1/4 bowl single drainer stainless steel sink unit with a mixer tap and cupboards under, roll-top worksurfaces with drawers and cupboards under, wall mounted cupboards over, under counter oven, four ring hob, Worcester Bosch wall mounted boiler, double glazed window to the side, stripped varnish flooring and through to the breakfast room.

Breakfast Room

8'7" x 4'9" (2.62m x 1.45m)

Double glazed window to the side, radiator, stripped varnished floorboards, feature brick wall, access to loft which we understand from the vendor is insulated, borrowed light tiles and through to rear lobby.

Rear Lobby

Obscure double glazed door to outside, door to utility cupboard with plumbing for a washing machine and power point and door to the bathroom.

Bathroom

7'5" x 6'1" (2.26m x 1.85m)

Panel bath with shower over, wash hand basin, low-level W.C., two double glazed Gothic style windows to rear and a radiator.

Landing

Access to the loft which we understand from the vendor has a ladder and is boarded, doors to bedrooms one, two and three.

Bedroom One

13'3" x 10'5" (4.04m x 3.18m)

Victorian style fireplace, radiator, cupboard over stairs and two double glazed windows to front.

Bedroom Two

10'5" x 10'3" (3.18m x 3.12m)

Victorian style fireplace, radiator, double glazed window to rear, cupboard over stairs and picture rail.

Bedroom Three

9'5" x 8'10" (2.87m x 2.69m)

Double glazed window to rear and a radiator.

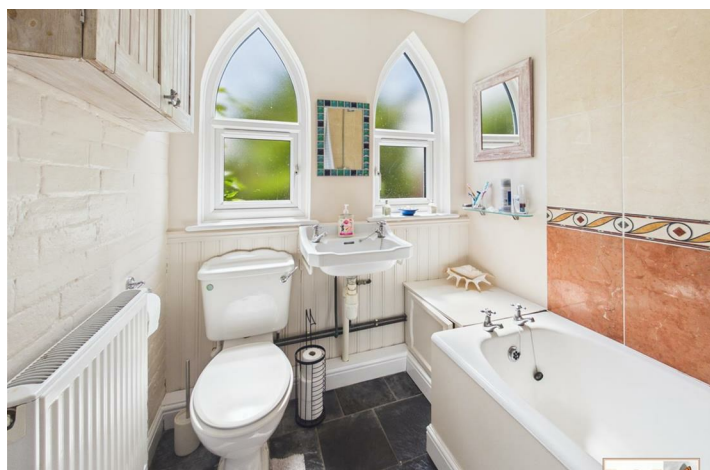
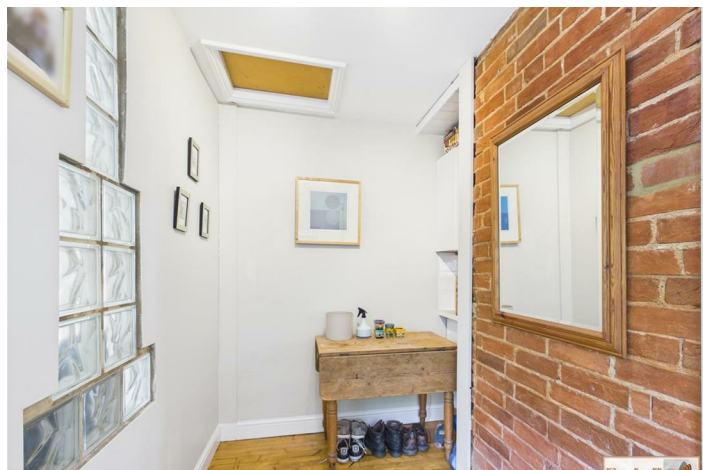
Rear Garden

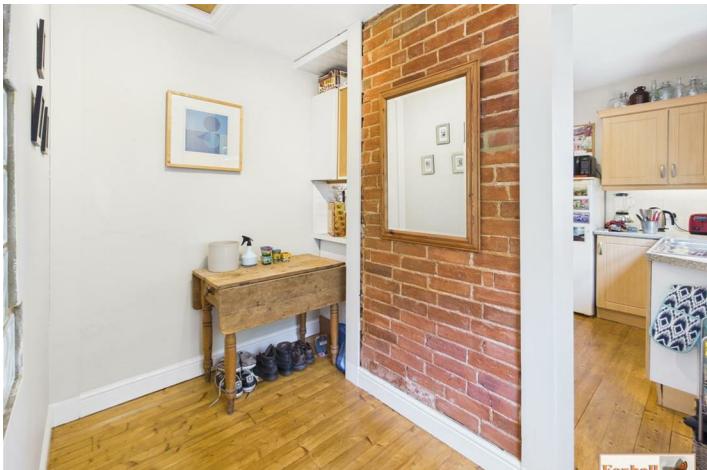
With paved area down the side of the property leading to a small decked area from which to enjoy the southerly aspect. The garden itself slopes gently downwards and is mainly laid to lawn and to the rear of the garden is a garden shed with electricity and has an outside tap.

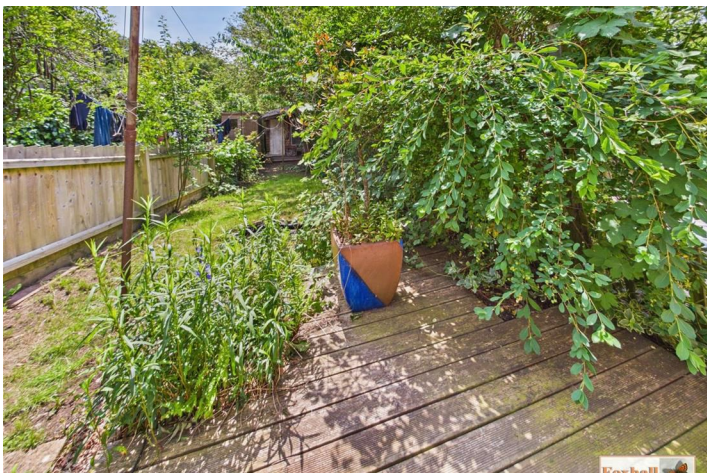
Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



Hybrid Map



Terrain Map



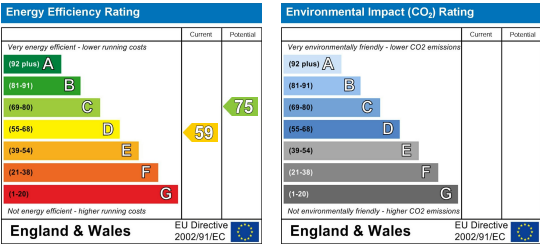
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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